

TOWN AND COUNTRY PLANNING DEPARTMENT

The 19th November, 1966

No. 2729-2TCP-66/28857.—In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, the Governor of Haryana is pleased to publish the Development Plan along with the restrictions and conditions proposed to be made applicable to the controlled area covered by it (given in Annexures A & B to the Development Plan) to the East of Agra Canal of Faridabad Part II, approved under sub-section (3) of the said section for the information of all persons likely to be effected thereby.

2. Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the Official Gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector 18, Chandigarh, from any person in writing in respect of such plan, before the expiry of the period so specified.

Drawing

- (1) Drawing No. S.T.P./1323/66. .. (See page 84)
 (2) Drawing No. S.T.P. 1324/66 .. (See page 85)

*Annexure A**Annexure B**Explanatory note on the development plan for the controlled area for Part II of the area on the East of Agra Canal.*

The controlled area under reference declared as such vide Punjab Government notification No. 1342-2TCP/13668, dated the 11th May, 1966 is an extension of the controlled area on the East of Agra Canal, for which a development plan has already been published under sub-section (4) of section (5) of the Punjab Scheduled Roads and controlled areas Restriction of unregulated Development Act, 1963, for inviting objections. As in the case of the land on the East of Agra Canal covered by the said Development Plan the land in this controlled area is all agricultural and considerable portion is liable to flooding by the seasonal floods of river Jamuna.

2. *Proposals.*—In view of the existing nature of this area and to avoid any sporadic and substand urbanisation of this agricultural land, it is necessary to preserve this area for its existing use. Consequently the whole of the area has been zoned as a rural zone. However, use of the land for ancillary purposes and construction of necessary buildings required for the development and maintenance of this area as a rural zone will be allowed. The zoning regulations attached with this note explain the type of buildings and uses which are allowed in the rural zone. These include brick kiln operations with special permission of the Director at the sites approved by him and farm houses as explained in the zoning regulations.

3. The legal sanctity to land use proposals is being given effect to by the zoning regulations which form part of this Development Plan and which will govern the change of land use. They also elaborately detail out allied and ancillary uses which are permitted in the major land use i.e. the rural zone.

Zoning regulations governing the use and development of land in the controlled area to the East of Agra Canal Part II as shown in drawing No. STP/1324/66.

1. *General.*—(1) These zoning regulations, forming part of the Development Plan for the controlled area (Part II) to the East of Agra Canal shall be called Zoning Regulations of the Development Plan for the controlled area to the East of Agra Canal Part II, Faridabad.

(2) The requirements of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963, and the rules framed thereunder.

II. Definitions.—In these regulations—

- (a) 'Approved' means approved under the rules.
 (b) 'Building rules' means Rules contained in Part VII of the rules.
 (c) Drawing means Drawing No. STP/1324/66.
 (d) 'Public Utility Buildings' means any building required for running of public utility services, such as water-supply, drainage, electricity, Post & Telegraph and Transport and for any municipal services including a fire station.
 (e) 'Rules, (means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965.
 (f) the terms 'Act', 'Colony', 'Colonizer', 'Development Plan', 'Sector and Sector Plan' and other terms used but not defined herein; shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

III. *Major land uses and zones.*—The whole of the controlled area is hereby reserved for use as a rural zone. The main ancillary and allied uses which may be allowed in the rural zone are listed as below—

- (i) Agricultural, Horticultural, Dairy and Poultry Farming
- (ii) Village-houses within Abadi Deh
- (iii) Farm houses outside Abadi Deh, subject to restrictions as laid down in Regulation IV
- (iv) Expansion of existing villages contiguous to Abadi Deh, if undertaken under a project approved or sponsored by the Central or State Government
- (v) Milk chilling stations and pasteurization plants
- (vi) Bus and Railway Stations
- (vii) Airports with necessary buildings
- (viii) Wireless.
- (ix) Weather stations.
- (x) Land Drainage, Irrigation and Hydro-Electric Works.
- (xi) Hydro-electric transmission lines and poles.
- (xii) Public utility buildings.
- (xiii) Cremation and burial grounds.
- (xiv) Mining and extractive operations including lime and brick-kiln, stone quarries and crushing subject to rules and at approved sites and that none of these operations are sited within 500 feet of the edge or right of way of any road
- (xv) Petrol filling stations.
- (xvi) Any other use which Government may in public interest decide.

At approved sites and with special permission of the Director.

IV. *Provision of farm-houses outside Abadi Deh in Rural Zone.*—Farm-houses in rural zone outside Abadi Deh of the village may be allowed where the agricultural land attached with such house exceeds 5 acres on the following conditions:—

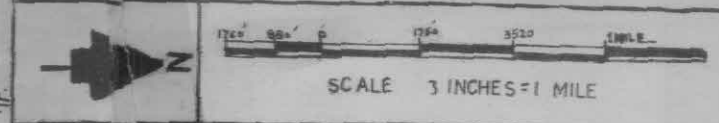
- (i) Plinth area of farm-house does not exceed 750 square feet if agricultural land attached is between 5 acres but less than 6 acres, with an addition of 150 square feet for every additional acre subject to a maximum of 1,500 square feet.
- (ii) They are constructed single storey and height does not exceed 10 feet.
- (iii) There shall be a minimum distance of 50 feet from the edge of the property on all sides; provided further that where the agricultural lands abut on a road, house shall be constructed with a minimum set back from the edge of the right of way of the road as under:—
 - (a) where the road connects only two villages .. 100 feet
 - (b) along roads other than scheduled roads .. 300 feet
 - (c) along scheduled roads including bye-passes .. 500 feet

V. *Relaxation.*—State Government may in cases of hardship, relax any of the provisions of the Development Plan on principles of equity and justice, on payment of such development charges and on such conditions as it may deem it to impose.

SAROOP KRISHAN,

Chief Secretary to Government,
Haryana
(Town and Country planning Department).

FARIDABAD



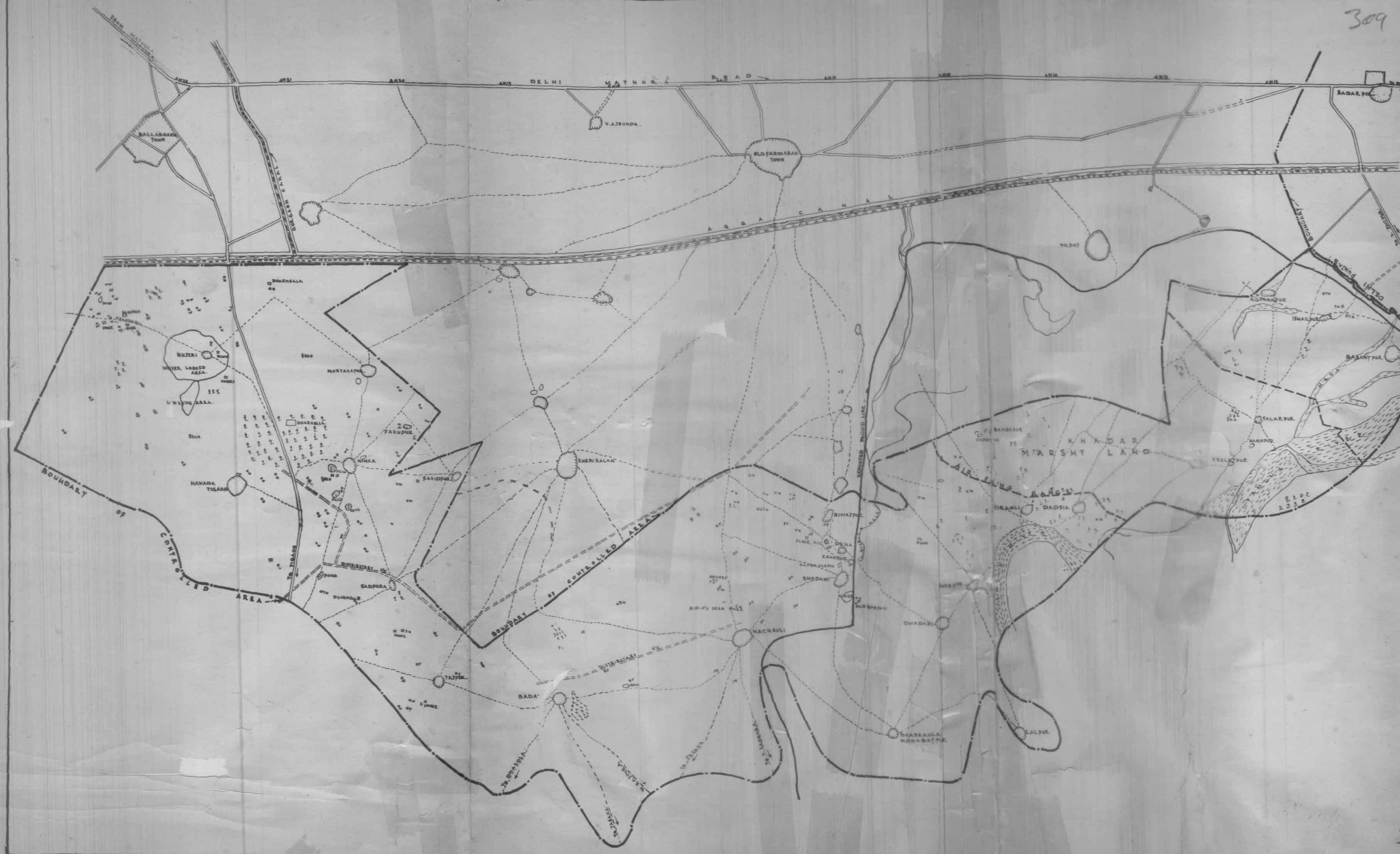
EXISTING LAND USE PLAN OF CONTROLLED AREA EAST OF AGRA CANAL PART II

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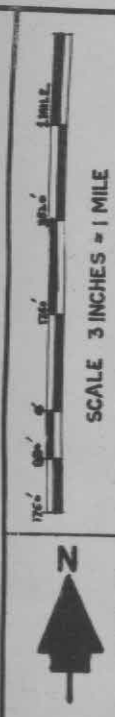
- 1. BOUNDARY OF CONTROLLED AREA
- 2. PINJAS DELHI BOUNDARY
- 3. CANAL DISTRIBUTORY AND NALAS
- 4. ROADS
- 5. KITCHA RASTA
- 6. VILLAGES
- 7. STRUCTURES
- 8. GARDENS ORCHARDS ETC.
- 9. WELLS AND TUBEWELLS
- 10. AIR FIRMING RANGE
- 11. KILN

OFFICE OF THE SENIOR TOWN PLANNER
HARYANA, CHANDIGARH
DRAWING NO. S.T.P./1323/66

DESIGNED BY: S. P. Rastogi
DRAWN BY: S. P. Rastogi
CHECKED BY: S. P. Rastogi
DATE: 10/10/66



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DEVELOPMENT PLAN OF CONTROLLED AREA EAST OF AGRA CANAL PART II

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| "SKATCHKA PASTA" | ... | |
| VILLAGES | ... | |
| "AIR FIRING RANGE " | ... | |

PROPOSALS

- RURAL ZONE

OFFICE OF THE SENIOR TOWN PLANNER
HARYANA, CHANDIGARH

DRAWING NO ST.P/1324/66

ДИАВНИ О.Г.
К.П.Р.Р.Р.
С.П.Р.Р.Р.

W.D. ARUMANA

SEE, TOWER BLANK
PARADE.